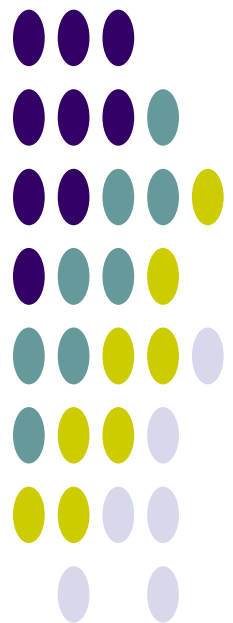
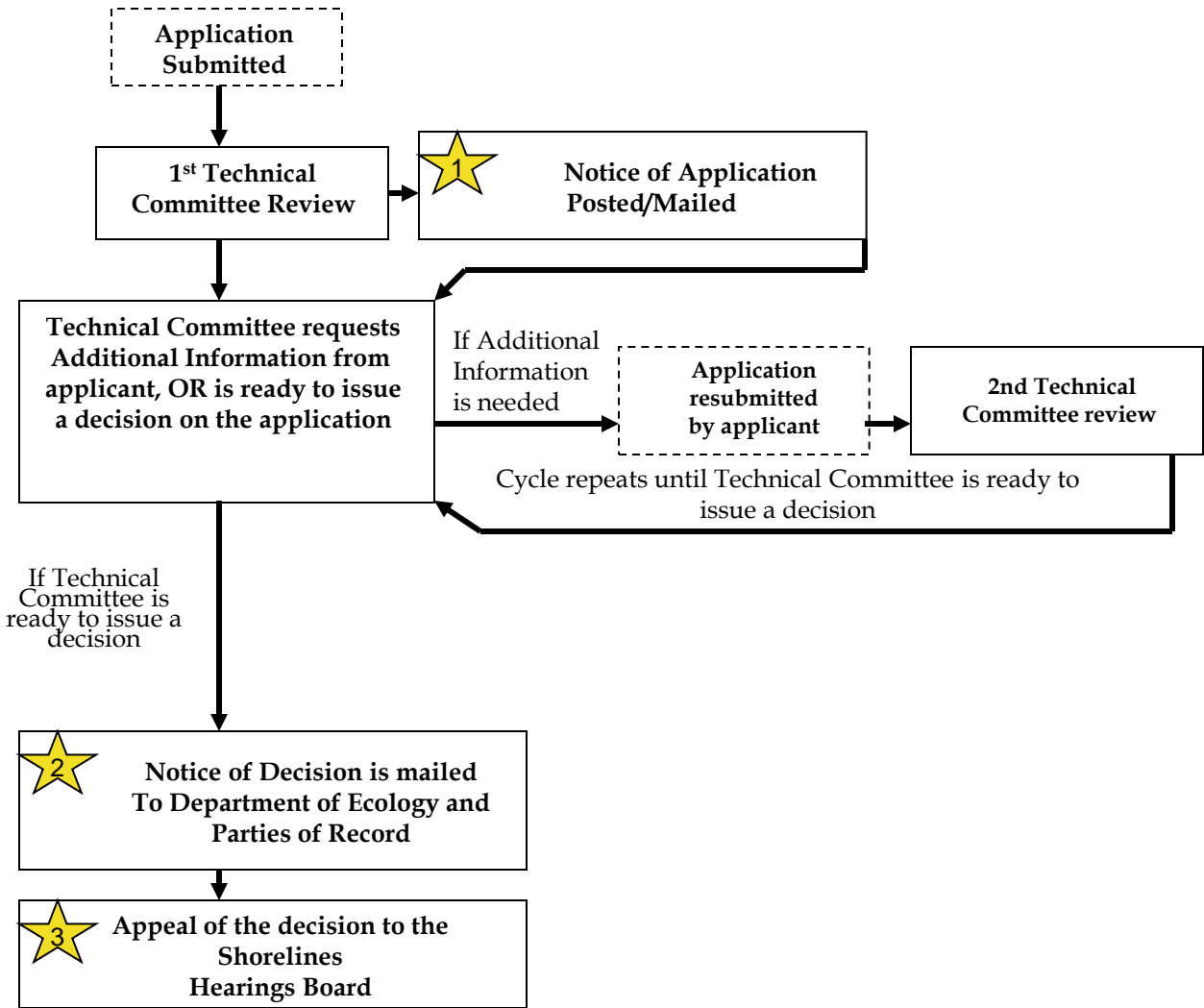


Process Flow Chart for: Shoreline Substantial Development Permit Applications

Shoreline Substantial Development Permit applications follow the Type II process. The Type II process includes review by the Technical Committee, who is the City's decision authority. The Technical Committee sends its decision to the Department of Ecology who is the final decision maker for the permit. A public hearing is not required.





Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action



Notes on Participation Points 1-3

#1- Notice of Application for (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, submittal of comments during the 30 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Notice of Decision (sent the day of decision issuance):

Sent to: Department of Ecology, Applicant and Parties of Record

Posted: No posting on site

Can the decision be appealed? Yes, however appeals of Shoreline Substantial Development Permits are heard by the Shoreline Hearings Board. See #3 below.

#3-Appeal to Shoreline Hearings Board:

Pursuant to RCW 90.58.180 (1), any person aggrieved by the granting, denying, or rescinding of a Shoreline Permit may, except as otherwise provided in chapter 43.21L RCW, seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing as defined in RCW 90.58.140(6).